



FLAT 1, 23A, NEW BOROUGH, WIMBORNE, DORSET, BH21 1RB
£195,000 SHARE OF FREEHOLD

A GROUND FLOOR 1 BEDROOM CONVERTED VICTORIAN GARDEN APARTMENT OFFERING IMMENSE CHARM AND CHARACTER, A NICELY ENCLOSED REAR GARDEN, OFF ROAD PARKING, AND HAS ITS OWN INDEPENDENT FRONT AND REAR DOOR ACCESS.

SUMMARY:

The apartment benefits from gas fired central heating, double glazing, and retains a number of character features including some cornice ceilings and an open fireplace to the sitting room.

AT A GLANCE

- Immense charm and character
- Within walking distance of the town centre
- Kitchen/dining room
- Nicely enclosed garden
- Off road parking



DESCRIPTION:

Standing in a well established residential area, the property is within level walking distance of the town centre with its wide range of amenities, and delightful river walks along the banks of the River Stour are close by.

An integral entrance porch (with front door) leads to the reception hall.

There is a sitting room featuring an open fireplace, decorative dado rail and a plastered cornice ceiling.

The kitchen/dining room comprises a range of fitted cupboards, worktops, plumbing for washing machine, integrated Zanussi electric oven and hob with cooker hood above, side door, room for table and chairs, and a built-in cupboard provides space for a fridge/freezer and houses the gas central heating boiler.

A rear lobby provides access to the double bedroom with a built-in wardrobe and an airing cupboard.

The bathroom comprises a panelled bath (with wall mounted electric shower fitment and glazed shower screen), pedestal wash hand basin, and WC.



A driveway provides access to both the ground and first floor apartments for parking, and a side garden gate gives access to a nicely enclosed, good sized rear garden where there is a patio, a central lawn and a timber garden shed.

LOCATION:

The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

COUNCIL TAX:

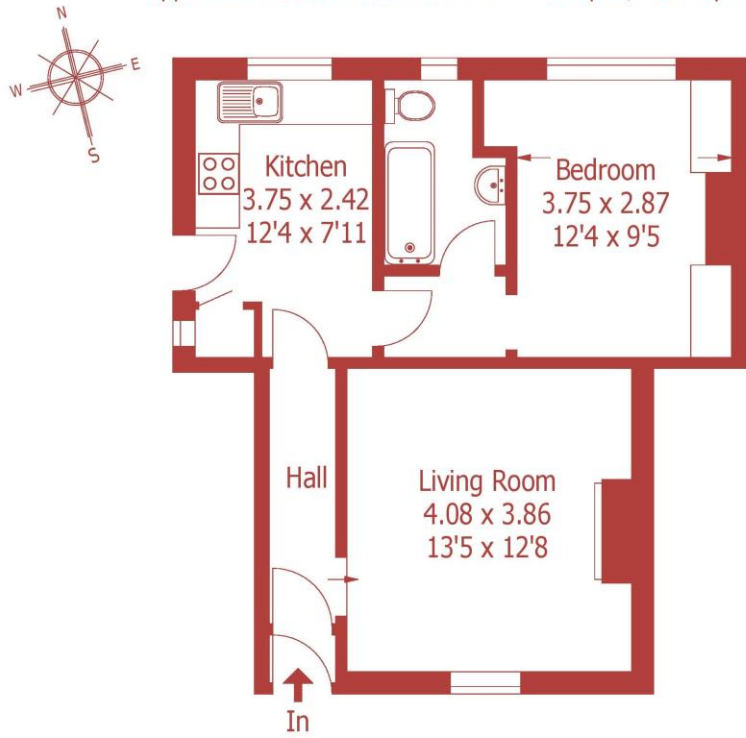
Band B

DIRECTIONS:

From Wimborne town centre, proceed south along Poole Road, passing the Coach & Horses pub on the left. Turn left into New Borough, and follow the road around. Just after the left hand turning to Grove Road, number 23a can be found on the left hand side, before the junction with Avenue Road.



Approximate Gross Internal Area :- 48 sq m / 517 sq ft



For identification purposes only, not to scale, do not scale

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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